



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Riverhead

Louth
LN11 0DD

£120,000

Tucked away in this private position within close proximity to Louth centre and a wide range of amenities is this tidy and well presented end of terrace home. Ideal for first time buyers, retirement, bolt hole or could be a turn key buy to let investment opportunity. Having full uPVC double glazing and gas central heating system, the property is briefly comprised of: Entrance porch, Lounge, fitted Kitchen, rear lobby, bathroom suite and two double bedrooms. There is a low maintenance garden to the front, which could also be used to park a small car , there is also space opposite . To the rear there is a small courtyard providing useful area for outside storage.

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Entrance Porch

1' 11" x 5' 2" (0.59m x 1.57m)
uPVC window to front, open plan entrance into lounge

Lounge

9' 2" x 10' 10" (2.79m x 3.29m)
uPVC window to front, radiator

Kitchen dining room

9' 5" x 8' 2" (2.88m x 2.49m)
uPVC window to rear, range of fitted units incorporating sink unit with draining board and integral oven. Stairs to first floor landing. Open plan entrance leads to rear lobby

Rear lobby

Stable door to side leads to the rear patio. Further door leads to bathroom

Bathroom

6' 11" x 5' 4" (2.12m x 1.615m)
Opaque uPVC window to side, panelled bath pedestal wash basin and low flush w/c

Landing

2' 7" x 5' 3" (0.80m x 1.59m)

Bedroom 1

9' 3" x 9' 4" (2.83m x 2.84m)
uPVC window to front , radiator

Bedroom 2

9' 7" x 8' 2" (2.91m x 2.501m)
uPVC window to rear, radiator

Outside

Property is at the end of a row of terraced houses located on a private slip road found just off Riverhead . There is a small front garden enclosed by wood panel fencing . There is space for vehicle to be parked opposite the property. To the rear is a small courtyard with space for a storage box etc

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

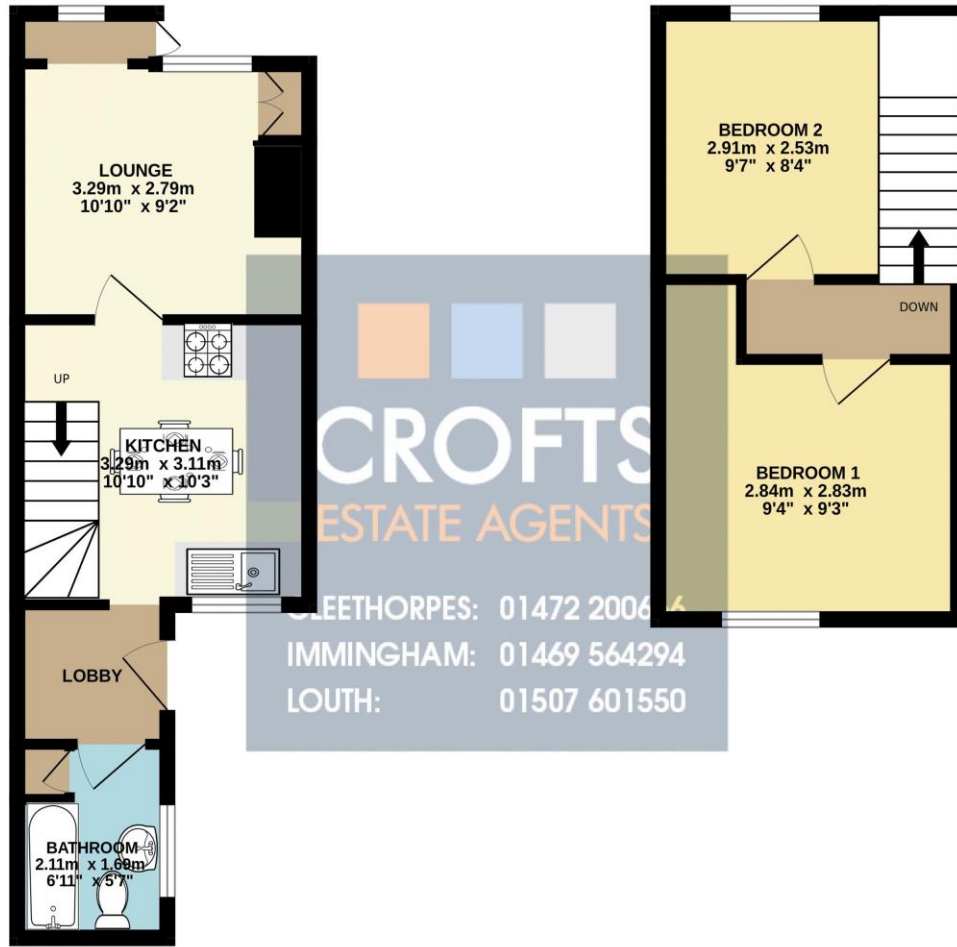
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
25.9 sq.m. (279 sq.ft.) approx.

1ST FLOOR
22.4 sq.m. (241 sq.ft.) approx.



TOTAL FLOOR AREA: 48.3 sq.m. (520 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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